

CODE OF GENERAL ORDINANCES  
TOWN OF GLENMORE  
BROWN COUNTY, WISCONSIN  
CHAPTER 19  
UNIFORM DWELLING CODE

SECTION 1. PURPOSE. The purpose of this ordinance, adopted pursuant to the authority under Chapter 60 WI STATS. and under Section 101.65(1) and 101.65(2m) WI STATS., is to exercise jurisdiction over the construction and inspection of new one-family and two-family dwellings and additions to existing dwellings in the Town of Glenmore , establish and collect fees to defray the cost of jurisdiction exercised by the Town of Glenmore , and to provide for remedies and penalties for violations of this ordinance. This ordinance is adopted to promote the public health, safety, and welfare, and to maintain local uniformity with the administrative and technical requirements of the Wisconsin Uniform Dwelling Code (herein "UDC").

SECTION 2. WISCONSIN UNIFORM DWELLING CODE ADOPTED. The Wisconsin Uniform Dwelling Code, Chs. Comm 20-25 of the Wisconsin Administrative Code, as amended from time to time, and including all future amendments, is adopted and incorporated by reference. This ordinance applies to the construction and inspection of one- and two-family dwellings built since June 1, 1980 and additions and alterations to existing one-family and two-family dwellings. A copy of the Administrative Code provisions as adopted herein shall be kept on file in the office of the Building Inspector for public inspection.

SECTION 3. BUILDING INSPECTOR. There is hereby created the position of Building Inspector who shall be appointed by the Town Board. The Building Inspector shall be certified pursuant to Section 101.66(2), Wis. Stat., in the category of Uniform Dwelling Code Construction Inspector and in the categories of UDC HVAC, UDC Electrical, and UDC Plumbing. The Town Board may appoint one or more assistant building inspectors subject to the certification requirements stated herein.

The Building Inspector shall administer and enforce all provisions of this ordinance and the Uniform Dwelling Code. The Building Inspector and any assistant or other authorized agent may, at all reasonable times, enter upon any public or private premises for inspection purposes and may require the production of the permit for any building, plumbing, electrical, or heating work. No person shall interfere with or refuse to permit access to any premises to the Building Inspector or agent while in the performance of official duties.

The Building Inspector shall perform all administrative tasks and maintain all records as required pursuant to the Uniform Dwelling Code.

SECTION 4. BUILDING PERMITS

A. New Construction No one-family or two-family dwelling, initial construction of which shall commence after the effective date of this ordinance, shall be built, enlarged, altered, or repaired unless a building permit for that work shall first be obtained by the owner, or, from the owners agent, from the Building Inspector. Application for a building permit shall be made in writing upon that form designated as the Wisconsin Uniform Dwelling Permit Application, furnished by the Wisconsin Department of Commerce, or other

agency, through the Building Inspector

B. Additions and Alterations. No addition, alteration, or repair to an existing one-family or two-family dwelling in excess of \$1000.00 in cost of materials and labor shall be undertaken unless a building permit for the work shall first be obtained by the owner or the owner=s agent from the Building Inspector. The requirements for a permit under this subsection include, among others, structural changes or major changes to mechanical systems.

C. Building Permit Fee. Fees for building permits shall be determined from time to time by resolution by the Town Board adopting a fee schedule. In addition to the established schedule of fees, the building permit fee shall include all costs for inspections and other out-of-pocket costs and expenses incurred by the Town. The applicant shall deposit the estimated fee, including inspection costs, with the Building Inspector prior to issuance of the building permit.

D. Issuance of Permit. If the Building Inspector finds that the proposed building or addition, alteration or repair complies with all Town ordinances and the Uniform Dwelling Code, and all fees have been paid by the applicant, the Building Inspector shall approve the application and a building permit shall be issued to the applicant. The issued building permit shall be posted in a conspicuous place at the building site. A copy of any issued building permit shall be kept on file with the Building Inspector,

E. Occupancy Permit. Pursuant to Wisconsin Administrative Code Section COMM 20.10, the dwelling shall not be occupied until a final inspection has been made which finds that no violations of this ordinance exist that could reasonably be expected to affect the health and safety of the occupant. The owner or owner's contractor shall be responsible for notifying the Building Inspector when the dwelling is available for a final inspection.

SECTION 5. VIOLATIONS AND PENALTIES. Any person, partnership, corporation or other legal entity that fails to comply with the provisions of this chapter shall, upon conviction, pay a forfeiture as specified in Chapter 14-PENALTIES.

SECTION 6. STOP WORK ORDER. The Building Inspector is authorized to issue a stop work order for the following reasons:

- A. violation is not corrected within thirty (30) days after written notice thereof is issued pursuant to Section 5 above.
- B. Construction significantly or structurally deviates from the approved plans.
- C. Construction is deemed highly unsafe.

The stop work order shall be served on the owner or owner's representative and a copy thereof shall be posted at the construction site. The stop work order shall not be removed from the site except after written notice from the Building Inspector that the cited violation

has been satisfactorily corrected.

SECTION 7. NO LIABILITY FOR DAMAGES. This ordinance is not intended to be, and shall not be construed as, an assumption of liability by the Town of Glenmore , its Board, supervisors, officers, agents, or employees, for any damages, including personal injuries, death, or property damage, arising out of the administration, permit process, or enforcement of this ordinance or arising out of work performed under the building permit.

SECTION 8. CONTRACTOR FINANCIAL RESPONSIBILITY.

A. No person may obtain a building permit unless the person annually obtains from the Department of Commerce a certificate of financial responsibility showing that the person is in compliance with Section 101.654, Wis. Stat.

B. Paragraph A of this subsection does not apply to an owner of a dwelling who resides or will reside in the dwelling and who applies for a building permit to perform work on that dwelling.

C. The Town shall provide an owner who applies for a building permit with a statement advising the owner that if the owner hires a contractor to perform work under the building permit and the contractor is not bonded or insured as required under Section 101.654, Wis. Stat., the following consequences might occur:

1. The owner may be held liable for any bodily injury to or death of others or

for any damage to the property of others that arises out of the work performed under the building permit or that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

2. The owner may not be able to collect from the contractor damages for any loss sustained by the owner because of a violation by the contractor of the one- and two-family dwelling code or this ordinance because of any bodily injury to or death of others or damage to the property of others that arises out of the work performed under the building permit or because of any bodily injury to or death of others or damage to the property of others that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

